

breasy

FREE RESOURCE

# Landscaping Budget **Template** for Real Estate Investors

A per-property planning worksheet with market-rate cost benchmarks across 12 U.S. markets — built for investors who hire landscaping services, not run them.

**What you'll have after this template:** A structured budget for every property in your portfolio — with five tracked cost categories, a reactive reserve rule, and three metrics to catch overruns before they compound.



**Per-property worksheet**

One row per home. Five cost categories.



**Market cost benchmarks**

12 U.S. markets with annual ranges.



**5-step build process**

From property profile to approved ceiling.

[joinbreasy.com](http://joinbreasy.com)

48-hour quotes · same-day completion photos · 12 U.S. markets

— THE CORE RULE

## Why one budget number fails

Most investors track landscaping as a single annual line item. That approach makes cost overruns invisible until they've already happened. The fix is splitting landscaping spend into five distinct categories — each behaves differently and requires a different planning approach.

QUICK WIN — THE RESERVE RULE

Before building your full budget, reserve **15–20% of your total annual recurring maintenance cost** as an unallocated buffer. This covers reactive repairs and HOA compliance jobs before the year starts. On a \$1,200 annual recurring budget: set aside \$180–\$240. On \$1,800: set aside \$270–\$360. Never spend from this reserve on planned work.

— FIVE CATEGORIES

## What to track — and why

Every landscaping job on a rental property maps to one of these five buckets. Keeping them separate is what makes year-over-year comparison useful.

RECURRING MAINTENANCE

01

**\$40–\$150 / visit**

Mowing, edging, blowing, seasonal cleanups. Predictable and repeatable. Quote this first — it's your monthly fixed cost. A standard SFR lot on a bi-weekly schedule in Phoenix or Dallas runs \$80–\$120 per visit.

REACTIVE REPAIRS

02

**\$75–\$750 / incident**

Irrigation failures, storm damage, unexpected overgrowth triggering complaints. These are unplanned — they draw from your reserve. Irrigation repair runs \$75–\$750. Storm cleanup runs \$100–\$500 depending on debris volume.

HOA COMPLIANCE WORK

03

**\$50–\$300 / incident**

Violation-triggered jobs: overgrown hedges, trim-to-standards passes, notices. In Phoenix and Dallas submarkets with quarterly HOA

CAPITAL IMPROVEMENTS

04

**\$250–\$2,500+**

Sod installation, hardscapes, irrigation system installs, significant replanting. One-time or infrequent. Must sit in a separate line

inspections, budget at minimum two compliance jobs per property per year.

from recurring maintenance – combining them makes year-over-year tracking useless.

## 05

### TREE SERVICES

**\$100–\$2,750 / job**

Trimming, pruning, removal, stump grinding. Timing is driven by external triggers: storm damage, HOA notices, municipal compliance. In Phoenix, tree work spikes before and after monsoon season. In Atlanta and Tampa, it follows spring storm activity. Budget minimum one tree job per year per property with active canopy.

#### TREE SERVICE RANGES

Trimming & pruning	<b>\$100–\$2,000</b>
Tree removal	<b>\$150–\$2,750</b>
Stump grinding	<b>\$125–\$1,500</b>

## — BY MARKET

## Annual landscaping cost ranges across Breasy markets

Ranges below reflect typical SFR lots with active HOA environments and standard landscaping scope. They cover recurring maintenance, reactive repairs, and compliance work. They do not include major cap-ex or full irrigation system installs.

Market	State	Key Cost Driver	Annual Budget Range
Phoenix	AZ	Monsoon-season irrigation failures, HOA enforcement	\$900–\$2,200
Tucson	AZ	Desert landscaping, lower HOA density	\$750–\$1,800
Dallas / Fort Worth	TX	Spring storms, clay soil irrigation issues	\$850–\$2,000
Austin	TX	Limestone soil, drought-driven irrigation demand	\$800–\$1,900
San Antonio	TX	Heat stress on turf, periodic HOA enforcement	\$750–\$1,800
Tampa	FL	Year-round growth, hurricane prep tree work	\$950–\$2,400
Orlando	FL	Tropical growth cycles, HOA compliance frequency	\$900–\$2,200
Jacksonville	FL	Coastal erosion, storm-driven cleanup jobs	\$850–\$2,100
Atlanta	GA	Spring storm tree damage, red clay drainage	\$850–\$2,000
Las Vegas	NV	Low-water landscaping, lower maintenance frequency	\$700–\$1,600
Denver	CO	Fall tree prep, hail damage reactive jobs	\$800–\$1,900
Seattle	WA	Moss growth, drainage issues, year-round moisture	\$900–\$2,300

**WHAT PUSHES COSTS HIGHER**

- Active HOA with quarterly enforcement cycles
- Large lot (6,000+ sq ft)
- Mature tree canopy requiring annual service
- Irrigation system with reactive repair history

**WHAT KEEPS COSTS LOWER**

- Small or low-maintenance lot
- No HOA or infrequent enforcement
- Desert-adapted or low-water landscaping (Phoenix, Las Vegas)
- No trees requiring annual service

— THE WORKSHEET

# Per-property budget planner

One row per property. Fill in the annual budgeted amount for each cost category, set your reactive reserve (15–20% of recurring total), and calculate your annual ceiling. Use a separate copy of this sheet for each market if your portfolio spans multiple cities.

**Property Budget Worksheet — Annual View**

Property address: \_\_\_\_\_ Market: \_\_\_\_\_ HOA: Yes / No

COST CATEGORY	FREQUENCY	BUDGETED / UNIT	ANNUAL BUDGET	YTD APPROVED	YTD ACTUAL	VARIANCE
<b>Recurring Maintenance</b>						
● Mowing, edging, cleanups	Monthly	_____	\$ _____	_____	_____	_____
<b>Reactive Reserve (15–20%)</b>						
● Irrigation, storm, unexpected	Reserve	15–20% of recurring	\$ _____	_____	_____	_____
<b>HOA Compliance Work</b>						
● Violation cleanup, trim-to-standard	1–2x / year	_____	\$ _____	_____	_____	_____
<b>Tree Services</b>						
● Trimming, removal, stump grinding	Seasonal	_____	\$ _____	_____	_____	_____
<b>Capital Improvements</b>						
● Sod, hardscape, irrigation install	As needed	_____	\$ _____	_____	_____	_____
<b>Annual Ceiling (Total Budget)</b>			\$ _____	\$ _____	\$ _____	\$ _____

**PROPERTY PROFILE NOTES**

Lot size: \_\_\_\_\_ sq ft

HOA enforcement: \_\_\_\_\_

**QUOTE TRACKING**

Last quote received: \_\_\_\_\_

Turnaround time: \_\_\_\_\_ hrs

Quotes approved YTD: \_\_\_\_\_

**BUDGET HEALTH CHECK**

Cost/property/month: \$ \_\_\_\_\_

Compliance % of total: \_\_\_\_\_%

Reserve used YTD: \$ \_\_\_\_\_

Irrigation system: Yes / No

Tree canopy: Active / None

\_\_\_\_\_

Avg. quote variance:

\_\_\_\_\_

**Reserve remaining:**

\$\_\_\_\_\_

## — 5-STEP PROCESS

## How to build this budget

Follow these steps in order. Do not set budget numbers before completing Step 1.

1

**Build the property profile**

Lot size, HOA status, current landscaping condition, irrigation system presence. These four inputs determine your cost floor before you enter a single number.

2

**Set recurring maintenance first**

Get an actual quote for the specific property. Do not estimate. Multiply by 12. This is your fixed annual baseline — everything else sits on top of it.

3

**Separate reactive and cap-ex lines**

Create distinct lines for unplanned reactive repairs and planned capital improvements. They must never share a bucket — mixing them makes year-over-year comparison useless.

4

**Reserve 15–20% before the year starts**

This reserve prevents reactive repairs from appearing as overruns. Hold it before the year starts. Unused reserve rolls forward or funds a cap-ex job at year-end.

5

**Validate every quote before approving**

## — BUDGET HEALTH

## Three numbers to track

These three metrics tell you if your landscaping budget is working — or silently running over.

**Annual spend ÷ 12****Cost per property per month**

If this number climbs without a corresponding cap-ex event, something in your reactive or compliance spend is running uncontrolled. Check it quarterly.

**Approved quote vs. final invoice****Quote-to-actual variance**

Compare every approved quote to the final invoice. Completion photos let you verify scope was delivered as quoted. A pattern of variance across multiple jobs signals a scoping problem.

**HOA jobs ÷ total landscaping spend****Compliance spend as % of total**

If HOA-related jobs exceed 20% of total landscaping spend, the property needs a structural improvement, not more reactive cleanups. One cap-ex job almost always costs less than two years of compliance remediation.

**REACTIVE RESERVE QUICK REFERENCE**

Check each quote against your market benchmarks (Page 3) before approval. A \$450 cleanup quote on a standard Dallas SFR lot warrants a second look. A \$200 quote for the same scope is market-rate.

Set your annual recurring total, then hold 15–20% as a pre-year reserve. Examples:

\$900  
recurring  
**\$135–**  
**\$180**  
reserve to  
hold

\$1,200  
recurring  
**\$180–**  
**\$240**  
reserve to  
hold

\$1,800  
recurring  
**\$270–**  
**\$360**  
reserve to  
hold

— GET STARTED

# Ready to get a quote for your portfolio?

We quote every landscaping job within 48 hours, document every job with before-and-after photos, and invoice same-day on completion. One partner for recurring maintenance, reactive repairs, HOA compliance, tree services, and irrigation across 12 U.S. markets.

- 1 Request a call back** — we'll walk through your portfolio and get a per-property recurring maintenance quote for each address.
- 2 Approve your quote** — all quotes arrive within 48 hours with a detailed scope in writing. No ambiguity at invoice time.
- 3 Job completed within 5 business days** — with before-and-after photos and same-day invoicing. Your budget tracking starts from day one.

[Request a Call Back →](#)

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Maintenance Execution Across 12 U.S. Markets

Phoenix · Dallas · Tampa · Atlanta · Las Vegas · Denver · Seattle · and more